



CLARK COUNTY WASHINGTON

# DEVELOPMENT PROJECTS WEEKLY REPORT

September 10, 2008

This weekly report provides a listing of new development projects proposed in Clark County. These projects are under review by the Community Development Department. To research or track a specific project, it will be important to have the project name and case number, which are determined when an official application is submitted. Project names and numbers are listed when a project first appears in the weekly report as a Type II or Type III proposal, as shown below. Projects that are new

to the report this week are indicated with a “\*”.

The applications and proposed plans, staff reports, and final decisions for projects listed below are available for public review at our offices. These may also be viewed at our Web site at <http://www.clark.wa.gov/commdev/active-landuseN.html>.

If you have questions about a particular type of permit and the review process, you may go to our Web page for an information handout for each type of permit. To view handouts at our Web site, go to [www.clark.wa.gov/commdev/applicationsN.html](http://www.clark.wa.gov/commdev/applicationsN.html). You may also request a copy of these materials at our offices.

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## NEW PROJECT PROPOSALS (*Pre-application conferences*)

The department requires a pre-application conference before it will accept a formal application for projects that require public notice and may require public hearings. This provides an opportunity for the property owner and/or developer to explore the situation with county staff. Members of the public may attend and listen to the discussion. The schedule does not allow for public comment at that stage, however.

<input type="checkbox"/> <b>Project name:</b>	<b>CHAN COMMERCIAL/ MEDICAL *</b>
<b>Case number:</b>	<b>PAC2008-00165</b>
<b>Description:</b>	The applicant is requesting site plan approval for the construction of a 12,500 square foot, one story commercial/medical office building located in the CH zone district.
<b>Location:</b>	301 NE 179 <sup>th</sup> Street
<b>Parcel:</b>	182171-000
<b>Applicant contact:</b>	Architects Associative, Jeffery A. Lightheart, AIA
<b>Neighborhood association:</b>	Fairgrounds
<b>Pre-application conference:</b>	Date: 09/25/2008 Time: 2:00pm Room: 323

☐ **Project name:**

**Case number:**

*Description:*

*Location:*

*Parcel:*

*Applicant contact:*

*Neighborhood association:*

*Pre-application conference:*

**SAYENKO SHORT PLAT\***

**PAC2008-00167**

2<sup>ND</sup> Pre-application conference – the applicant is requesting to short plat .69 acres into two single-family residential lots located in the R1-6 zone district

6107 NE Erin Way

199061-000

Roman Sayenko

Andresen/ St. Johns

Date: 09/25/2008 Time: 10:00am Room: 323

☐ **Project name:**

**Case number:**

*Description:*

*Location:*

*Parcel:*

*Applicant contact:*

*Neighborhood association:*

*Pre-application conference:*

**RACHELS RANCH SUBDIVISION\***

**PAC2008-00156**

The applicant is requesting to subdivide 7 acres into 44 single-family residential lots located in the R1-55 zone district utilizing the density transfer provision

13115 NE 114<sup>th</sup> Street

200122-000

Olson Engineering, Jocelyn Teel

Greater Brush Prairie

Date: 09/25/2008 Time: 9:00am Room: 313

☐ **Project name:**

**Case number:**

*Description:*

*Location:*

*Parcel:*

*Applicant contact:*

*Neighborhood association:*

*Pre-application conference:*

**VARNEY SUBDIVISION**

**PAC2008-00162**

The applicant is requesting to divide 40.40 acres into 7 single-family residential lots located in the R-5 zone district.

19704 NE 144<sup>th</sup> Street

205166-000

PLS Engineering, Travis Johnson

Concerned Citizens of Hockinson

Date: 09/18/2008 Time: 11:00am Room: 313

☐ **Project name:**

**Case number:**

*Description:*

*Location:*

*Parcel:*

*Applicant contact:*

*Neighborhood association:*

*Pre-application conference:*

**MILLER MEADOW II**

**PAC2008-00140**

The applicant is requesting to short plat .31 acres into two single-family residential lots in the R1-6 zone district

9509 NE 53<sup>rd</sup> Ave

105896-000

Sterling Design, Inc., Joel Stirling

Andresen/ St. Johns

Date: 09/18/2008 Time: 10:00am Room: 323

☐ **Project name:**

**Case number:**

*Description:*

*Location:*

*Parcel:*

*Applicant contact:*

*Neighborhood association:*

**HOOD PROPERTIES**

**PAC2008-00159**

The applicant is requesting to short plat 15 acres into 3 single-family residential lots located in the R-5 zone district.

NE 249<sup>th</sup> Street

235614-000

Daniel & Chelean A. Hood

None

*Pre-application conference:* Date: 09/18/2008 Time: 9:00am Room: 313

☐ **Project name:**

**MOORE PROPERTY**

**Case number:**

**PAC2008-00161**

*Description:*

Construction of 4 buildings (50'x100') with two building on parcel 199682-000 & two buildings on 199850-000. The buildings will be used for welding, storage, a shop, an office building and outdoor storage

*Location:*

9901 NE 94<sup>th</sup> Avenue

*Parcel:*

199682-000; 199849-000; 199850-000

*Applicant contact:*

Roy Moore

*Neighborhood association:*

Sunnyside

*Pre-application conference:*

Date: 09/11/2008 Time: 2:00pm Room: 313

☐ **Project name:**

**WHIPPLE CREEK VILLAGE**

**Case number:**

**PAC2008-00160**

*Description:*

Pre-application Conference for 2 options – (1) 81lot attached town home development & (2) a 60 lot detached subdivision on 8.31 acres located in the R-18 zone district.

*Location:*

NE 15<sup>th</sup> Ave

*Parcel:*

117850-000; 117860-000

*Applicant contact:*

Olson Engineering, Mike Odren

*Neighborhood association:*

Fairgrounds

*Pre-application conference:*

Date: 09/11/2008 Time: 9:00am Room: 313

☐ **PROPOSALS FOR PUBLIC HEARING (Type III review)**

Type III development applications require public notice and public hearings. The Community Development Department reviews each Type III proposal and prepares a staff report with recommendations to a land use hearings examiner. The examiner will conduct a public hearing to determine whether a proposal meets relevant codes and requirements. This process may include approval, approval with conditions, or denial. Type III decisions may be appealed to the Board of Clark County Commissioners. A decision by the Board of Clark County Commissioners may be appealed to the Clark County Superior Court.

The following projects are scheduled for public hearings. The public is invited to attend and provide testimony. Written comments may be sent to Community Development offices before the hearing date: Clark County Community Development, PO Box 5000, Vancouver WA 98666-5000; (360) 397-2375; Email: [comdev@clark.wa.gov](mailto:comdev@clark.wa.gov).

☐ **Project name:**

**FIRE DISTRICT #3 STATION 3-2 REMODEL**

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**Case number:**

**CUP2008-00002; PSR2008-00009; SEP2008-00022; EVR2008-00028**

*Description:*

The applicant is requesting conditional use and site plan approval for a remodel of an existing fire station and the addition of a new truck bay located on .66 acres in the R-5 zone district.

*Location:*

21503 NE 227<sup>th</sup> Avenue

*Parcel:*

201213-000

*Applicant contact:*

LSW Architects, P.C., Thomas Johansen

*Neighborhood association:* None  
*Planner contact:* Terri Brooks  
*Hearing information:* July 10, 2008 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680.  
*Decision issued:* August 28, 2008  
*Appeal period ends:* September 11, 2008

☐ **Project name:** NE 20<sup>TH</sup> AVENUE LLC ZONE CHANGE  
**Case number:** CPZ2008-00026; SEP2008-00045; ARC2008-00045  
*Description:* The applicant is proposing to change the existing R-18 zoning on a 1.22 acre parcel to either an OR-18 or OR-22 zoning district.  
*Location:* 14810 NE 20<sup>th</sup> Avenue  
*Parcel:* 185772-000  
*Applicant contact:* Rick Shurtliff  
*Neighborhood association:* Fairgrounds  
*Planner contact:* Vicki Kirsher  
*Hearing information:* July 24, 2008 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680

☐ **Project name:** 83<sup>RD</sup> STREET/ HAZEL DELL AVENUE REZONE  
**Case number:** CPZ2008-00029; SEP2008-00057  
*Description:* The applicant is requesting to rezone approximately 0.364 acres zoned Urban High Density Residential (R-43) to Office/ Residential District (OR-43).  
*Location:* 8301 NE Hazel Dell Avenue  
*Parcel:* 097839-016  
*Applicant contact:* Western Planning Associates, William Horning  
*Neighborhood association:* NE Hazel Dell  
*Planner contact:* Michael Uduk  
*Hearing information:* September 11, 2008 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680.

☐ **Project name:** HCR SALMON CREEK  
**Case number:** CUP2008-00003; PSR2008-00044; SPE2008-00063; VAR2008-00005; EVR2008-00047; GEO2008-00007  
*Description:* The applicant is requesting conditional use permit and site plan approval to construct a 120 bed skilled nursing facility for in-patient rehabilitation on approximately 3.5 acres in the OC zoning district.  
*Location:* 13712 NE 29<sup>th</sup> Avenue  
*Parcel:* 186648-000; 186686-000; 186633-000; 186633-005; 186633-010  
*Applicant contact:* Hopper Dennis Jellison, PLLC, Andy Nuttbrock Project Manager  
*Neighborhood association:* Fairgrounds Neighborhood Association  
*Planner contact:* Alan Boguslawski  
*Hearing information:* September 11, 2008 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680.

☐ **Project name:** SUMMER HILLS ASSOCIATION  
**Case number:** PLD2008-00032; SEP2008-00035  
*Description:* The applicant is requesting approval for a plat alteration to consolidate covenants for all three subdivisions comprising the Summer Hills development and remove the change some of the

*Location:* covenants that were originally conditions of approval and SEPA mitigation.  
*Applicant contact:* Summer Hills Subdivision  
*Neighborhood association:* Invest West Management  
*Planner contact:* Proebstel  
*Hearing information:* Terri Brooks  
October 2, 2008 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680.

☐ **Project name:**

**Case number:**

*Description:*

**CALDWELL SHORT PLAT APPEAL  
APL2008-00013**

The applicant is requesting to short plat 10 acres into two single-family residential lots located in the R-5 zone district.

*Location:*

69 NE 399<sup>th</sup> Street

*Parcel:*

263301-000

*Applicant contact:*

Mark Caldwell

*Neighborhood association:*

NACCC

*Planner contact:*

Justin McConachie

*Hearing information:*

October 2, 2008 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680

☐ **Project name:**

**Case number:**

*Description:*

**GRAHAM VARIANCE  
VAR2008-00008; HAB2008-00084**

The applicant is requesting a 30-40% building setback variance to bring an existing structure into compliance. The building is located on 5.16 acres in the R-5 zone district.

*Location:*

28700 NW 55<sup>th</sup> Avenue

*Parcel:*

213255-000

*Applicant contact:*

Miller Nash LLP, LeAnne Bremer

*Neighborhood association:*

Ridgefield Junction

*Planner contact:*

Terri Brooks

*Hearing information:*

October 9, 2008 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680.

☐ **Project name:**

**Case number:**

*Description:*

**OAK MEADOWS SUBDIVISION**

**PLD2008-00039; SEP2008-00074; WET2008-00059; EVR2008-00057**

The applicant is requesting to subdivide 10 acres into 10 single-family residential lots located in the RC-1 zone district.

*Location:*

22107 NE 67<sup>th</sup> Avenue

*Parcel:*

228055-000

*Applicant contact:*

Minister-Glaeser Surveying Inc., Chris Avery

*Neighborhood association:*

None

*Planner contact:*

Justin McConachie

*Hearing information:*

October 23, 2008 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680.

☐ **Project name:**

**Case number:**

**CHEYENNE ESTATES INFILL SUBDIVISION**

**PLD2008-00038; SEP2008-00073; GEO2008-00010**

*Description:* The applicant is requesting to subdivide 2.39 acres into 15 single-family residential lots utilizing the Tier II Infill standards in the R1-7.5 zoning district  
*Location:* 12317 NE 76<sup>th</sup> Street  
*Parcel:* 108484-076  
*Applicant contact:* Two Creeks Investments LLC, Joe N. Melo  
*Neighborhood association:* Sifton  
*Planner contact:* Richard Daviau  
*Hearing information:* October 23, 2008 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680.

☐ **Project name:** **KENNEDY-FAIRFIELD STORMWATER BASIN TRANSFER**  
**Case number:** **CUP2007-00009; SEP2007-00100; EVR2007-00066**  
*Description:* Conditional use approval for a basin transfer of storm water runoff from failing facilities located on approximately 2.86 acres in the R1-6 and R1-18 zone districts.  
*Location:* 9104 NE 39<sup>th</sup> Avenue  
*Parcel:* 097350-250, 097350-254, 097350-256, 097350-258, and 097661-114  
*Applicant contact:* William Rauch; Solarus Engineering  
*Neighborhood association:* NE Hazel Dell Neighborhood Association  
*Planner contact:* Richard Daviau  
*Status:* **ON HOLD**

☐ **Project name:** **WEST PARK III PUD**  
**Case number:** **PLD2007-00011; PUD2007-00001; SEP2007-00016**  
**EVR2007-00017; HAB2007-00022**  
*Description:* Planned unit development (PUD) and subdivision approval to divide approximately 20 acres into 42 single-family residential lots in the R1-20 zoning district.  
*Location:* 5112 NW 127<sup>th</sup> Street  
*Parcel:* 183262-000  
*Applicant contact:* Jamie Clark or Cory Wolf  
*Neighborhood association:* Felida Neighborhood Association  
*Planner contact:* Richard Daviau  
*Status:* **ON HOLD**

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☐ **ADMINISTRATIVE DECISIONS (Type II – includes public notice)**

Type II projects require public notice and county staff approval. They do not require public hearings. The Community Development Department determines whether Type II proposals meet relevant codes and requirements. This process may result in approval, approval with conditions, or denial. Type II decisions may be appealed first to a land use hearings examiner and later to the Board of Clark County Commissioners. Appeals of Board of Clark County Commissioners decisions may be made to Superior Court.

The following projects show administrative decision dates. Any appeals of these decisions must be filed within 14 calendar days of the decision date. The appeal may be filed at the Customer Service Counter on the first floor of the Clark County Public Service Center, 1300 Franklin Street, Vancouver. The appeal may also be mailed to: Clark County Community Development Department, Development Services Division, P.O. Box 9810, Vancouver, WA 98666-9810.

- ☐ **Project name:** **WINDSONG ACRES LOT 14 PLAT ALTERATION \***  
**Case number:** **PSR2008-00033**  
**Description:** The applicant is requesting plat alteration approval to adjust the wetland buffer boundary away from the earlier encroachment. The site is located on 3.05 acres in the R1-20 zone district.  
**Location:** 11410 NE 177<sup>th</sup> Circle  
**Parcel:** 195385-028  
**Applicant contact:** Banner Properties, Inc.  
**Neighborhood association:** Meadow Glade  
**Planner contact:** Justin McConachie  
**Comment period ends:** September 18, 2008
- ☐ **Project name:** **POR RIDGEFIELD \***  
**Case number:** **PSR2008-00046**  
**Description:** The applicant is requesting site plan approval for the installation of two new antennas at an existing read center as well as the removal and replacement of an existing microwave dish. The site is located on 1 acre in the R-5 zone district.  
**Location:** 21504 NW 21<sup>st</sup> Place  
**Parcel:** 179595-005  
**Applicant contact:** Ridge Communications Inc., Emily Buck  
**Neighborhood association:** Fairgrounds  
**Planner contact:** Terri Brooks  
**Comment period ends:** September 18, 2008
- ☐ **Project name:** **K & T SHORT PLAT**  
**Case number:** **PLD2008-00037**  
**Description:** The applicant is requesting to short plat 2 single-family residential lots located on 5 acres in the R-5 zone. The lot currently has two existing houses that were built in 1940. The applicant would like to utilize provision CCC 40.00.050 (B)(2) (Exceptions to Lot Size Standards)  
**Location:** 17609 NW 51<sup>st</sup> Avenue  
**Parcel:** 182670-000  
**Applicant contact:** Cascade Field Services  
**Neighborhood association:** Fairgrounds  
**Planner contact:** Michael Uduk  
**Comment period ends:** September 2, 2008
- ☐ **Project name:** **TIEL SHORT PLAT – PLAT ALTERATION**  
**Case number:** **PLD2008-00040**  
**Description:** The applicant requests plat alteration approval for the removal of a cul-de-sac turn around required under a previous short plat. The project is located on 7.99 acres in the R-5 zone district.  
**Location:** 32914 SE 6<sup>th</sup> Avenue  
**Parcel:** 142880-000; 142880-005  
**Applicant contact:** David Johnson  
**Neighborhood association:** Washougal  
**Planner contact:** Justin McConachie

*Comment period ends:* September 16, 2008

☐ **Project name:** MASON CREEK ESTATES SHORT PLAT  
**Case number:** PLD2008-00015; SEP2008-00027; EVR2008-00020; GEO2008-0004; HAB2008-00033

*Description:* The applicant is requesting to short plat 9.98 acres into two single-family residential lots located in the R-5 zone district.

*Location:* NE 339<sup>th</sup> Street

*Parcel:* 266549-000

*Applicant contact:* Minister-Glaeser Surveying Inc., David Rosenberger

*Neighborhood association:* None

*Planner contact:* Justin McConachie

*Comment period ends:* September 8, 2008

☐ **Project name:** WRITT SHORT PLAT  
**Case number:** PLD2008-00028; SEP2008-00053; FLP2008-00027; EVR2008-00042

*Description:* The applicant is requesting to short plat 3.68 acres with 2 existing residences into 2 lots in the AG-20 zone district.

*Location:* 5601 & 5611 NE 166<sup>th</sup> Street

*Parcel:* 193310-000

*Applicant contact:* Rebecca Writt

*Neighborhood association:* Fairgrounds

*Planner contact:* Terri Brooks

*Comment period ends:* September 1, 2008

☐ **Project name:** GOODWILL INDUSTRIES OF THE COLUMBIA WILLAMETTE  
**Case number:** PSR2008-00047; MZR2008-00081

*Description:* The applicant is requesting site plan approval to construct a drive-thru donation drop-off facility on the north elevation of an existing 30,065 square foot commercial building located on approximately 3.8 acres in the C-3 zone district.

*Location:* 14300 NE 20<sup>th</sup> Avenue

*Parcel:* 185703-018

*Applicant contact:* Baysinger Partner Architecture PC, Ethan Edwards

*Neighborhood association:* Fairgrounds

*Planner contact:* Alan Boguslawski

*Comment period ends:* August 21, 2008

☐ **Project name:** 110<sup>TH</sup> STREET PLAT ALTERATION  
**Case number:** PLD2008-00031

*Description:* The applicant is requesting approval to remove lots 1 & 2 from the existing access easement. The lots are approximately 9,335 square feet combined and are located in the R1-6 zone district.

*Location:* 2213 NE 110<sup>th</sup> Street

*Parcel:* 189557-002; 189557-000; 189557-004

*Applicant contact:* Tom Foushee

*Neighborhood association:* Sherwood Hills

*Planner contact:* Richard Daviau

*Comment period ends:* August 25, 2008



- ☐ **Project name:** **WOODCREEK MANOR TIER 1 INFILL SHORT PLAT**  
**Case number:** **PLD2008-00034**  
**Description:** The applicant is requesting to short plat .60 acres into 4 single-family residential lots utilizing the Tier 1 infill development standards located in the R1-6 zoning district.  
**Location:** NE 104<sup>th</sup> Street and NE 25<sup>th</sup> Place  
**Parcel:** 189653-098  
**Applicant contact:** Minister and Glaeser Surveying, Inc., Chris Avery  
**Neighborhood association:** Sherwood Hills  
**Planner contact:** Justin McConachie  
**Comment period ends:** August 25, 2008
- ☐ **Project name:** **SCHMIDT CLUSTER DEVELOPMENT**  
**Case number:** **PLD2008-00021**  
**Description:** The applicant is requesting to divide 13.96 acres into 3 lots in the R-5 zone district using the provisions of the Rural Cluster Development  
**Location:** 20615 NE 256<sup>th</sup> Avenue  
**Parcel:** 120141-000  
**Applicant contact:** Halme Forestry, Inc., David Halme  
**Neighborhood association:** None  
**Planner contact:** Terri Brooks  
**Comment period ends:** July 11, 2008
- ☐ **Project name:** **WEST COAST SELF STORAGE**  
**Case number:** **PSR2008-00045; SEP2008-00064; ARC2008-00044; EVR2008-00049; FLP2008-00030; HAB2008-00080; WET2008-00052**  
**Description:** The applicant is requesting site plan approval for the construction of a self storage facility located on 3.77 acres in the CH zone district.  
**Location:** Southeast corner of the intersection of NE Andresen and Padden Parkway  
**Parcel:** 156229-000  
**Applicant contact:** West Coast Self Storage, Steve Tangey  
**Neighborhood association:** Sunnyside  
**Planner contact:** Jan Bazala  
**Comment period ends:** June 6, 2008
- ☐ **Project name:** **I-205 COMMERCE CENTER**  
**Case number:** **PST2008-00012; SEP2008-00055**  
**Description:** The applicant is requesting a post decision review approval to reduce the number of lots from 10 lots to 6 lots and to fill an additional 3.49 acres of isolated wetlands with materials. The project site is approximately 30 acres located in the CH & ML zone districts.  
**Location:** 6308 NE 88<sup>th</sup> Street  
**Parcel:** 106100-000; 106112-000; 156189-000  
**Applicant contact:** Hopper Dennis Jellison, Nicolle Sicilia  
**Neighborhood association:** Andresen/St. Johns  
**Planner contact:** Michael Uduk  
**Comment period ends:** June 7, 2008

☐ **Project name:** **AMBROSE SHORT PLAT**  
**Case number:** **PLD2008-00030; SEP2008-00061; EVR2008-00045; ARC2008-00042**  
*Description:* The applicant is requesting to short plat 1.97 acres into two single-family residential lots in the R1-10 zoning district.  
*Location:* 12809 NW 46<sup>th</sup> Avenue  
*Parcel:* 183300-005  
*Applicant contact:* Sturtevant, Golemo & Associates, Cory Wolf  
*Neighborhood association:* Felida  
*Planner contact:* Michael Uduk  
*Comment period ends:* July 30, 2008

☐ **Project name:** **BOWYER MARKET PLACE**  
**Case number:** **PSR2008-00043; SEP2008-00063; MZR2008-00074; EVR2008-00046**  
*Description:* The applicant is requesting site plan approval to construct a phased commercial retail development of 10 commercial buildings totaling 147,925 square feet comprising a 93,000 square foot one-story anchor store, a 4,500 square foot one-story bank, a 6,500 square foot sit down restaurant, a 3,150 square foot drive-thru restaurant, a 4,000 square foot one-story bank, a 6,700 square foot one-story multi-tenant retail building, a 14,500 square foot single-tenant retail building, a 5,550 square foot one-story multi tenant building, a 2,725 square foot one-story drive-thru restaurant, and a 7,800 square foot one-story multi-tenant retail building on approximately 18.78 acres zoned C-3. The applicant is also requesting binding site plan approval to create lots for each proposed commercial building. The site's development will require improvements to public facilities and infrastructures.  
*Location:* 11402 & 11608 NE 119<sup>th</sup> Street  
*Parcel:* 198089-000 & 198088-000  
*Applicant contact:* Olson Engineering, Inc., Mike Odren  
*Neighborhood association:* Greater Brush Prairie  
*Planner contact:* Michael Uduk  
*Comment period ends:* July 17, 2008

☐ **Project name:** **DOLLARS CORNER CO-LOCATE**  
**Case number:** **PSR2008-00038**  
*Description:* The applicant is requesting site plan approval for collocation on an existing cell tower and placement of equipment & back up generator inside the existing compound. The site is located on 5 acres in the R-5 zone district.  
*Location:* 21209 NE 87<sup>th</sup> Avenue  
*Parcel:* 192848-000  
*Applicant contact:* Don Larson  
*Neighborhood association:* None  
*Planner contact:* Terri Brooks  
*Comment period ends:* July 1, 2008

☐ **Project name:** **CLEARWIRE OR-POR329**  
**Case number:** **PSR2008-00039**

*Description:* The applicant is requesting site plan approval to collocate antennas on an existing wireless communications monopole with the support equipment at the base of the structure. The site is located on .85 acres in the R-18 zone district.

*Location:* 8204 NE 78<sup>th</sup> Street

*Parcel:* 155971-000

*Applicant contact:* Zach Phillips

*Neighborhood association:* Sunnyside

*Planner contact:* Michael Uduk

*Comment period ends:* July 1, 2008

☐ **Project name:** **CLEARWIRE OR-POR340 PADDEN**  
**Case number:** **PLD2008-00034**

*Description:* The applicant is proposing to install 3 panel antennas and up to 3 microwave dishes on the rooftop of an existing building on 2.34 acres located in a C-3 zoning district.

*Location:* 13504 NE 84<sup>th</sup> Street

*Parcel:* 154548-000

*Applicant contact:* Zach Phillips

*Neighborhood association:* Sifton Neighborhood Association

*Planner contact:* Vicki Kirsher

*Comment period ends:* July 1, 2008

☐ **Project name:** **DUBLOON HILL INFILL SUBDIVISION PLAT ALTERATION**  
**Case number:** **PLD2008-00029**

*Description:* The applicant is requesting approval to vacate a private road easement from Lot 1 of Short Plat 1-289, a 1.57 acre parcel located in the R1-6 zone district.

*Location:* 3304 NE 91<sup>st</sup> Street

*Parcel:* 144300-000

*Applicant contact:* Minister-Glaeser Surveying Inc.- David Rosenberger

*Neighborhood association:* NE Hazel Dell

*Planner contact:* Alan Boguslawski

*Comment period ends:* July 7, 2008

☐ **Project name:** **CLEARWIRE OR-POR329\***  
**Case number:** **PSR2008-00027; SEP2008-00041**

*Description:* The applicant is requesting to collocate antennas on an existing support structure. The approximately 0.85 acre site is zoned R-18

*Location:* 8204 NE 78<sup>th</sup> Street

*Parcel:* 155971-000

*Applicant contact:* Zach Phillips

*Neighborhood association:* Sunnyside

*Planner contact:* Michael Uduk

*Comment period ends:* July 1, 2008

*Decision issued:* September 3, 2008

*Appeal period ends:* September 17, 2008

- ☐ **Project name:** **CLEARWIRE OR-POR319**  
**Case number:** **PSR2008-00035; SEP2008-00050**  
*Description:* The applicant is requesting to collocate antennas on an existing BPA tower on approximately 9.04 acres zoned R1-6  
*Location:* East side of NE 72<sup>nd</sup> Avenue  
*Parcel:* 105156-000  
*Applicant contact:* Zach Phillips  
*Neighborhood association:* Green Meadows  
*Planner contact:* Michael Uduk  
*Comment period ends:* June 27, 2008
- ☐ **Project name:** **NYLUND 99<sup>TH</sup> STREET SHORT PLAT**  
**Case number:** **PLD2008-00024; EVR2008-00040**  
*Description:* The applicant is requesting to divide 1.07 acres into 3 single-family residential lots located in the R1-10 zone district.  
*Location:* 15410 NE 99<sup>th</sup> Street  
*Parcel:* 200561-000  
*Applicant contact:* Halme Forestry, Inc, Tim Halme  
*Neighborhood association:* Greater Brush Prairie  
*Planner contact:* Alan Boguslawski  
*Comment period ends:* June 26, 2008
- ☐ **Project name:** **HAAK SHORT PLAT**  
**Case number:** **PLD2008-00025; EVR2008-00041**  
*Description:* The applicant is requesting to short plat 20 acres into two single-family residential lots located in the R-10 zone district.  
*Location:* Manning Circle about ½ mile Southwest of NE Wright Road  
*Parcel:* 275511-000  
*Applicant contact:* Halme Forestry, Inc, Tim Halme  
*Neighborhood association:* None  
*Planner contact:* Terri Brooks  
*Comment period ends:* June 26, 2008
- ☐ **Project name:** **KENNEDY ROCK CRUSHER**  
**Case number:** **MZR2008-00055; SEP2008-00049**  
*Description:* The applicant is requesting temporary use permit approval to install a portable rock crushing plant on a 13.92 acre site zoned Highway Commercial (CH) for the purpose of crushing materials to be used for road construction in the area  
*Location:* 6712 NE 88<sup>th</sup> Street  
*Parcel:* 106116-000  
*Applicant contact:* Mike Leboki  
*Neighborhood association:* Andresen/St. Johns  
*Planner contact:* Michael Uduk  
*Comment period ends:* June 18, 2008
- ☐ **Project name:** **DEFREES/ GATEWAY CENTER**  
**Case number:** **PSR2008-00036**  
*Description:* Site plan approval for a change of use from general office to medical/dental office for about 15,800 square feet of area in existing Building 4B located on 5.79 acres in the CH zone district.

*Location:* 2621 NE 134<sup>th</sup> Street  
*Parcel:* 186512-000; 186512-015; 186512-005  
*Applicant contact:* Mark Bottemiller  
*Neighborhood association:* Fairgrounds  
*Planner contact:* Richard Daviau  
*Comment period ends:* June 16, 2008

☐ **Project name:** 3<sup>RD</sup> COURT INDUSTRIAL  
**Case number:** PSR2008-00033; SEP2008-00048; ARC2008-00033

*Description:* The applicant is requesting site plan approval to construct a 14,750 square foot industrial building with associated parking and maneuvering area on 0.9 acres located in the ML zone district.

*Location:* NW 3<sup>rd</sup> Court & NW 139<sup>th</sup> Street  
*Parcel:* 118107-682  
*Applicant contact:* Joel Stirling  
*Neighborhood association:* North Salmon Creek  
*Planner contact:* Alan Boguslawski  
*Comment period ends:* June 10, 2008

☐ **Project name:** PATRICK SHORT PLAT  
**Case number:** PLD2008-00019; EVR2008-00033

*Description:* The applicant is requesting to short plat 10.07 acres into two single-family residential lots located in the R-5 zone district.

*Location:* 39205 NE 74<sup>th</sup> Avenue  
*Parcel:* 263691-000  
*Applicant contact:* Dan Barbieri  
*Neighborhood association:* None  
*Planner contact:* Justin McConachie  
*Comment period ends:* June 3, 2008

☐ **Project name:** THOMPSON BROTHERS EXCAVATING INC  
**Case number:** PST2008-00009; SEP2008-00037; SHL2008-00004; HAB2008-00040; FLP2008-00023; ARC2008-00026

*Description:* The applicant is requesting post decision approval for a home business to move an outside activity area outside the flood way. The site is in the rural shoreline environment, 100-year flood plain and floodway of LaCamas Creek. The area included in this review is located in the AG-20 zone district.

*Location:* 18211 NE Fourth Plain Road  
*Parcel:* 169041-000; 169034-000; 169033-000  
*Applicant contact:* Rodgers Engineering, Bob Rodgers  
*Neighborhood association:* Proebstel  
*Planner contact:* Terri Brooks  
*Comment period ends:* May 16, 2008

☐ **Project name:** 99<sup>th</sup> STREET INFILL PLAT ALTERATION  
**Case number:** PLD2008-00016

*Description:* The applicant is requesting approval for a plat alteration to modify a front building setback line and to reduce the length of a shared driveway easement located on .56 acres in a R1-6 zoning district.

*Location:* 6015 NE 99<sup>th</sup> Street

*Parcel:* 156212-000, 156212-001  
*Applicant contact:* Osprey Homes  
*Neighborhood association:* Andresen/St. Johns  
*Planner contact:* Vicki Kirsher  
*Comment period ends:* May 2, 2008

☐ **Project name:** **PARKVIEW ESTATES SHORT PLAT**  
**Case number:** **PLD2008-00017; SEP2008-00038; EVR2008-00030**  
*Description:* The applicant is proposing to divide 2.78 acres located in an R1-10 zoning district into 8 single-family residential lots.  
*Location:* 4001 NW 127<sup>th</sup> Street  
*Parcel:* 188224-000 & 188224-005  
*Applicant contact:* Olson Engineering, Inc. Rylan Browning  
*Neighborhood association:* Felida  
*Planner contact:* Vicki Kirsher  
*Comment period ends:* May 2, 2008

☐ **Project name:** **GAITHER COMMERCIAL CENTER**  
**Case number:** **PSR2008-00016**  
*Description:* The applicant is requesting site plan approval for a commercial development consisting of seven one-story buildings totaling 175,000 square feet located on 14.11 acres in the C-3 zone district.  
*Location:* 3611, 3701 & 3813 NE 78<sup>th</sup> Street  
*Parcel:* 144492-000, 144514-000, 144516-000, 144534-000  
*Applicant contact:* LSW Architects, Casey Wyckoff  
*Neighborhood association:* NE Hazel Dell  
*Planner contact:* Justin McConachie  
*Comment period ends:* April 28, 2008

☐ **Project name:** **NE 47<sup>TH</sup> AVENUE INDUSTRIAL PARK**  
**Case number:** **PSR2008-00008; SEP2008-00018; EVR2008-00013**  
*Description:* The applicant is requesting site plan approval to construct an industrial complex consisting of four buildings totaling 86,550 square feet on approximately 5.67 acres in the ML zone district.  
*Location:* 7219 NE 47<sup>th</sup> Avenue  
*Parcel:* 099660-000  
*Applicant contact:* PBS Engineering & Environmental  
*Neighborhood association:* Andresen/ St.Johns  
*Planner contact:* Michael Uduk  
*Comment period ends:* April 10, 2008

☐ **Project name:** **WALGREENS**  
**Case number:** **PSR2008-00007; SEP2008-00017; ARC2008-00011; EVR2008-00012**  
*Description:* Site plan approval to construct a 14,280 square foot pharmacy store located on 3.52 acres in the C-3 zoning district  
*Location:* 6700 NE 63<sup>rd</sup> Street  
*Parcel:* 156661-000, 156661-005, 156764-000, 156878-000  
*Applicant contact:* Neil Lee, Leeka Architects & Planners  
*Neighborhood association:* Andresen/ St. Johns Neighborhood Association  
*Planner contact:* Richard Daviau  
*Comment period ends:* March 21, 2008

- ☐ **Project name:** CEDAR POINTE SHORT PLAT  
**Case number:** PLD2008-00001; EVR2008-00002  
*Description:* The applicant is requesting to short plat approximately 15 acres into 3-five acre lots in the R-5 district.  
*Location:* NE Lakin Road  
*Parcel:* 201614-000  
*Applicant contact:* Bruce A. Neill  
*Neighborhood association:* Concerned Citizens of Hockinson Neighborhood Association  
*Planner contact:* Michael Uduk  
*Comment period ends:* February 13, 2008
- ☐ **Project name:** HARTELOO SHORT PLAT  
**Case number:** PLD2007-00094; SEP2007-00158; EVR2007-00100; FLP2007-00040; GEO2007-00020; HAB2007-00204 SHL2007-00012; VAR2008-0004  
*Description:* The applicant is requesting to short plat approximately 9.93 acres into two single-family residential lots located in the R-5 zone district and rural shoreline environment of the East Fork of the Lewis River. Some parts of the site are located within the 100-year flood plain.  
*Location:* 24919 NE 98<sup>th</sup> Place  
*Parcel:* 227183-000  
*Applicant contact:* Dave Rosenberger, Planner  
*Neighborhood association:* Daybreak Neighborhood Association  
*Planner contact:* Terri Brooks  
*Comment period ends:* June 30, 2008
- ☐ **Project name:** 134<sup>th</sup> STREET MEDICAL CENTER  
**Case number:** PSR2007-00069; SEP2007-00154; WET2007-00083 HAB2007-00200; GEO2007-00018; ARC2007-00101  
*Description:* The applicant is proposing to construct a 6-story 46,000 square foot medical office building on an approximately 3.71 acres located in a CH (Highway Commercial) zoning district.  
*Location:* 2220 NE 134<sup>TH</sup> Street  
*Parcel:* 186554-000; 186563-000; 186611-000; 186616-000; 186671-000  
*Applicant contact:* Zach Goldfinch; Olson Engineering  
*Neighborhood association:* Fairgrounds Neighborhood Association  
*Planner contact:* Vickie Kirsher  
*Comment period ends:* May 7, 2008  
*Status:* ON HOLD
- ☐ **Project name:** ALEKSANDR SHORT PLAT  
**Case number:** PLD2007-00088; SEP2007-00148; GEO2007-00017  
*Description:* The applicant is requesting to divide 23.41 acres into two single-family residential lots located in the R-10 zone district.  
*Location:* 36101 NE 148<sup>th</sup> Place  
*Parcel:* 265041-015  
*Applicant contact:* William Rauch; Solarus Engineering  
*Neighborhood association:* NACCC  
*Planner contact:* Terri Brooks  
*Comment period ends:* December 24, 2007  
*Status:* ON HOLD
- Project name:** UNION ROAD INVESTMENTS, LLC-POULSBO RV  
**Case number:** PSR2007-00035; SEP2007-00099; EVR2007-00065

*Description:* Site plan approval to add a new parcel and approximate 5,000 square foot shop building to an existing RV sales lot located on approximately 7.6 acres in the CH & C3 zone districts.  
*Location:* 17611 NE Union Road  
*Parcel:* 117800-000, 181901-000, 181938-000, 181942-000,  
*Applicant contact:* Brad Olschefski  
*Neighborhood association:* Fairgrounds Neighborhood Association  
*Planner contact:* Richard Daviau  
*Comment period ends:* November 27, 2007  
*Status:* **ON HOLD**

☐ **Project name:** **ENZLER WOODS SHORT PLAT**  
**Case number:** **PLD2007-00065; SEP2007-00110**

*Description:* The applicant is requesting to short plat 2.35 acres into 2 single-family residential lots located in the RC-1 zone district.  
*Location:* Easement South of 196<sup>th</sup> Street at 104<sup>th</sup> Avenue  
*Parcel:* 193898-000  
*Applicant contact:* Greg Westrand; Hagedorn, Inc.  
*Neighborhood association:* Meadow Glade Neighborhood Association  
*Planner contact:* Terri Brooks  
*Status:* **ON HOLD**

☐ **Project name:** **MOLDENHAUER CLUSTER SHORT PLAT**  
**Case number:** **PLD2007-00054; SEP2007-00091; EVR2007-00064**

*Description:* The applicant is requesting to short plat approximately 10 acres into 2 lots using the cluster provision in the R-5 zone district.  
*Location:* NW 299<sup>th</sup> Street  
*Parcel:* 211247-000  
*Applicant contact:* Chris Avery, Minister & Glaeser Surveying  
*Neighborhood association:* Enterprise/Paradise Point Neighborhood Association  
*Planner contact:* Jose Alvarez  
*Comment period ends:* September 20, 2007  
*Status:* **ON HOLD**

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☐ **ADMINISTRATIVE DECISIONS (Type I review – routine staff review)**

Type I applications involve minor changes. They do not require public notice or public hearings and may be handled “over the counter” as a matter of routine. Projects in that category are not listed here. Type I decisions may be appealed first to a land use hearings examiner and later to the Board of Clark County Commissioners. Appeals of Board of Clark County Commissioners decisions may be made to Superior Court. For more information, contact our office at (360) 397-2375 ext. 4489.

☐ **APPEALS**

Administrative decisions (Type I and Type II) may be appealed to a hearings examiner. If a project is appealed, the examiner will hold a public hearing to receive testimony on the appeal issues. The examiner’s decision on the appeal may be appealed to the Board of Clark County Commissioners.

Type III decisions by a hearings examiner may be appealed to the Board of Clark County Commissioners. Appeals must be mailed or taken to the Board of Clark County Commissioners, Clark County Public Service Center, 1300 Franklin Street, Vancouver, WA 98660. The commissioners will consider appeals in public meetings. They will not receive testimony on the appeal. For more



information, please refer to the *Appeal* handout on our Web site. It is located at [www.clark.wa.gov/commdev/documents/devservices/handouts/22-appeal.pdf](http://www.clark.wa.gov/commdev/documents/devservices/handouts/22-appeal.pdf).

Decisions made by the Board of Clark County Commissioners may be appealed to the Clark County Superior Court. Appeals to the Clark County Superior Court must be sent to Clark County Clerk's Office, P.O. Box 5000, Vancouver, WA 98666-5000, (360) 397-2292.

□ **GLOSSARY OF CASE TYPE CODES**

**APL** appeals • **ARC** archaeological • **CAR** critical aquifer recharge area • **CPZ** zone change • **CUP** conditional use permit • **CVT** covenant release • **FOR** forest practices • **GEO** geological hazards • **GOR** Columbia River scenic area • **HAB** habitat • **HOC** home occupation • **MZR** planning director reviews • **PUD** planned unit development • **PLD** subdivision • **PSR** site plan review • **PST** post decision review • **SEP** SEPA • **SHL** shoreline • **VAR** variance • **WET** wetland.

**Projects that are new to the report this week are indicated with a “\*”.**

FormDS1312-Revised 2/28/06